039.0	0007	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	978,600	/	978,600
USE VALUE:	978,600	/	978,600
ASSESSED:	978,600	/	978,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAPMAN JANICE E
Owner 2:	
Owner 3:	
Street 1:	20 PATRICK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEEFE JEANNETTE C -
Owner 2:	-
Street 1:	18 PATRICK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1971, having primarily Wood Shingle Exterior and 3927 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6012.000	594,400		384,200	978,600
Total Card	0.138	594,400		384,200	978,600
Total Parcel	0.138	594,400		384,200	978,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 249.20 | /Parcel: 249.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26233
GIS Ref
GIS Ref
Insp Date 12/06/18

!3244!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	594,400	0	6,012.	384,200	978,600		Year end	12/23/2021
2021	104	FV	562,600	0	6,012.	384,200	946,800		Year End Roll	12/10/2020
2020	104	FV	562,700	0	6,012.	384,200	946,900	946,900	Year End Roll	12/18/2019
2019	104	FV	491,900	0	6,012.	348,200	840,100	840,100	Year End Roll	1/3/2019
2018	104	FV	491,900	0	6,012.	330,200	822,100	822,100	Year End Roll	12/20/2017
2017	104	FV	460,800	0	6,012.	288,200	749,000	749,000	Year End Roll	1/3/2017
2016	104	FV	460,800	0	6,012.	246,100	706,900	706,900	Year End	1/4/2016
2015	104	FV	389,200	0	6,012.	228,100	617,300	617,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:48:49

LAST REV

Date	Time
05/14/19	14:36:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE JEANNETTE	1240-6		7/17/2001	Family		No	No		
	805-149		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	26233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2003	16	Re-Roof	30,000	C				REMOVE SHINGLES AN

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	345	PATRIOT
8/2/2005	Permit Visit	BR	B Rossignol
3/3/2000	Mailer Sent		
3/1/2000	Measured	197	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6012		Sq. Ft.	Site		0	64.	1.00	3									384,229						384,200	

Total AC/HA:	0.13802	Total SF/SM:	6012	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	384,229	Spl Credit		Total:	384,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.95399535
Const Adj.:	0.98245209
Adj $ / SQ:	140.588
Other Features:	141500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721366
Depreciation:	126960
Depreciated Total:	594405

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

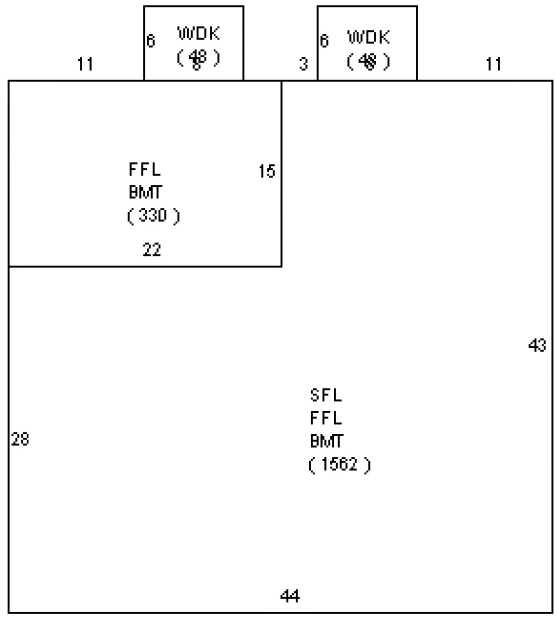
No Unit	RMS	BRS	FL
1	7	3	M
1	6	2	M
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.59
Special Features:	0	Val/Su Net:	109.22
Final Total:	594400	Val/Su SzAd	172.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,892	49.030	92,765
FFL	First Floor	1,892	140.590	265,993
SFL	Second Floor	1,562	140.590	219,599
WDK	Deck	96	15.720	1,509
	Net Sketched Area:	5,442	Total:	579,866
Size Ad	3454	Gross Area	5442	FinArea 3927

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: